



Finsbury Estate, Clerkenwell, EC1R

Kinleigh Folkard & Hayward







**Finsbury Estate,
Clerkenwell, EC1R**
£445,000
Leasehold

Ideally located for the restaurants and amenities on Exmouth Market and within easy walking distance of the City, West End, underground and overground stations.

- One bedroom
- South facing balcony
- Quiet development
- No chain
- Excellent transport links
- Large living room
- 513 sqft
- EPC rating C

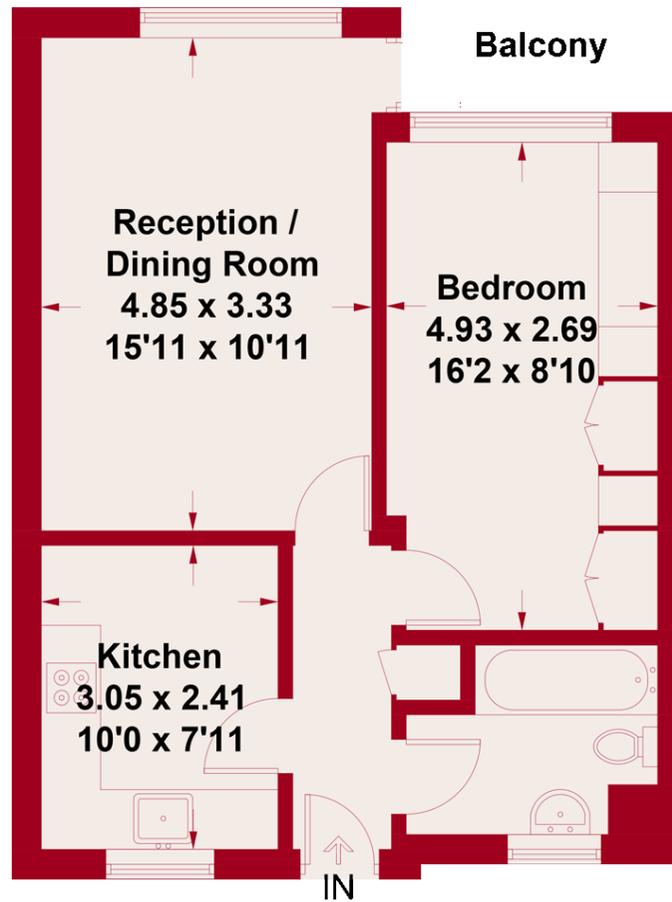
A fantastic one bedroom apartment kept in good order by the current owner. The property creates a tranquil setting with a south-facing balcony overlooking the private gardens.

For more information or to arrange a viewing please contact:

Clerkenwell
132-136 St John Street
Clerkenwell, EC1V 4JT
020 7563 5060
clerkenwell.sales@kfh.co.uk

Kinleigh Folkard & Hayward





Second Floor



Charles Townsend House
Approximate Gross Internal Area = 47.7 sq m / 513 sq ft

Illustration for Identification Purpose Only. Not to Scale.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

